



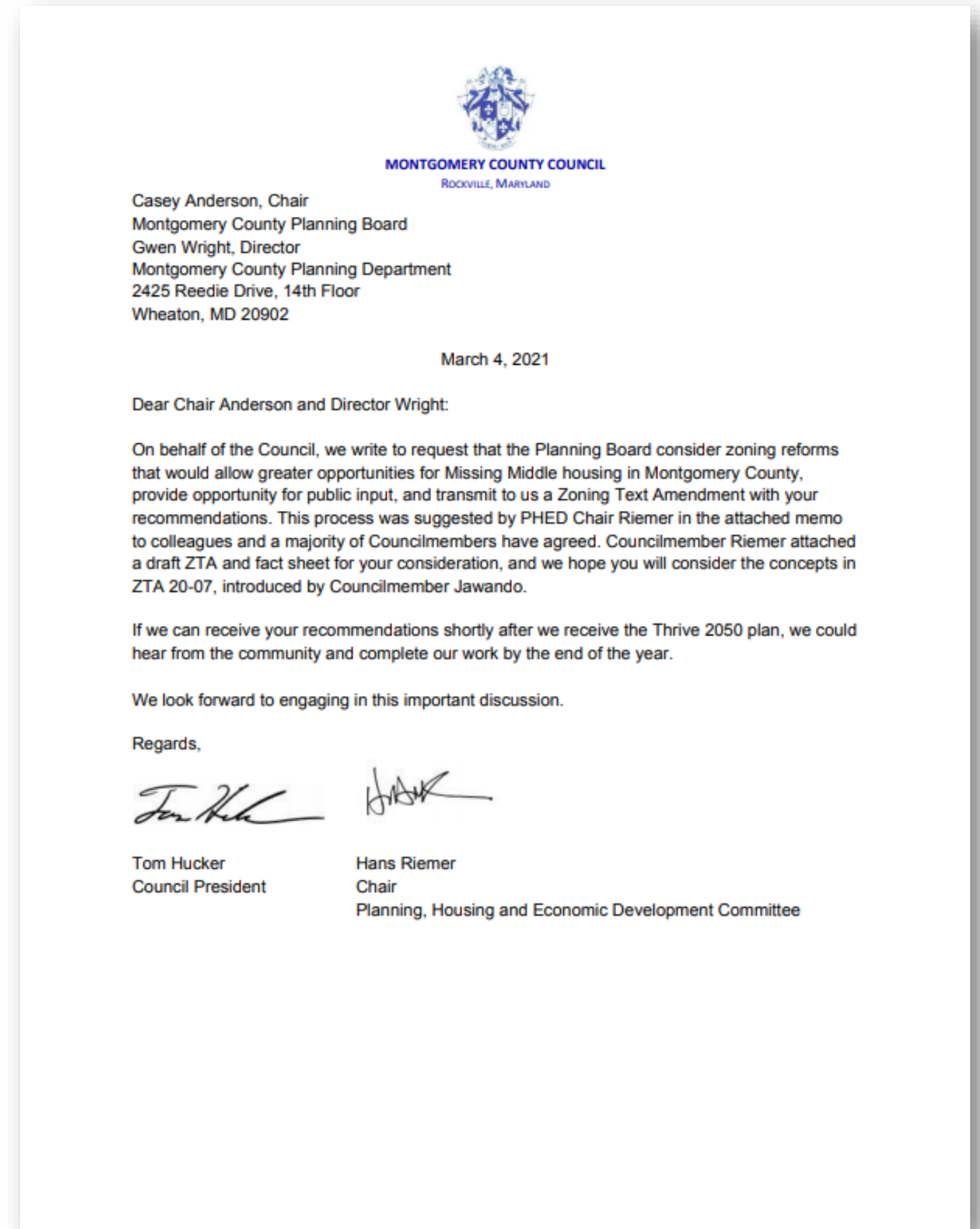
Montgomery Planning

Attainable Housing Strategies

GOCA

Attainable Housing Strategies

- Prior [County Council request](#) for the Planning Board to consider and recommend “zoning reforms that would allow greater opportunities for Missing Middle housing in Montgomery County.”
- Attainable Housing Strategies is the resulting effort, through which the prior Planning Board **prepared recommendations to allow the development of more diverse types of housing**, including [Missing Middle Housing](#), in Montgomery County.



Our terms have evolved

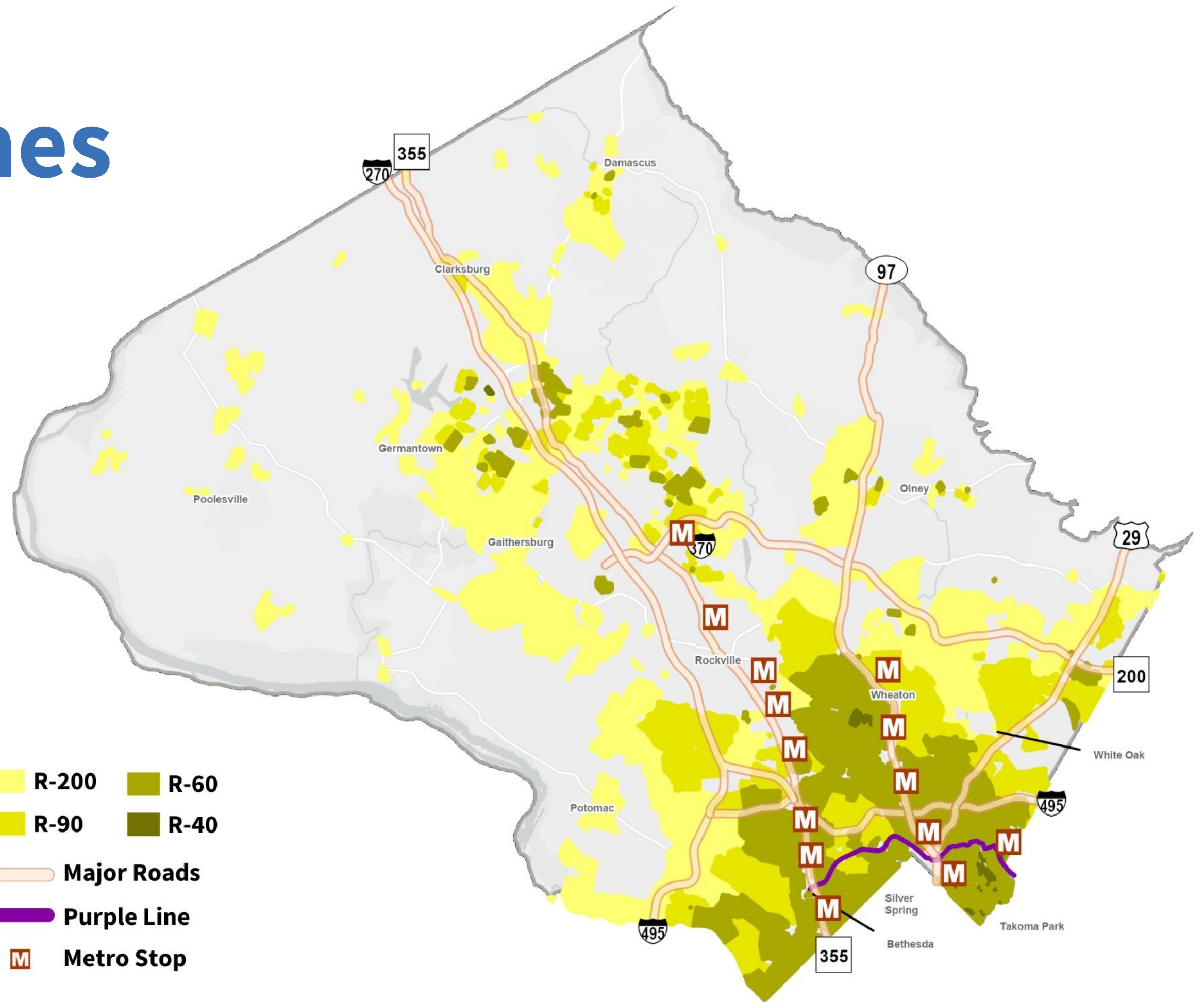
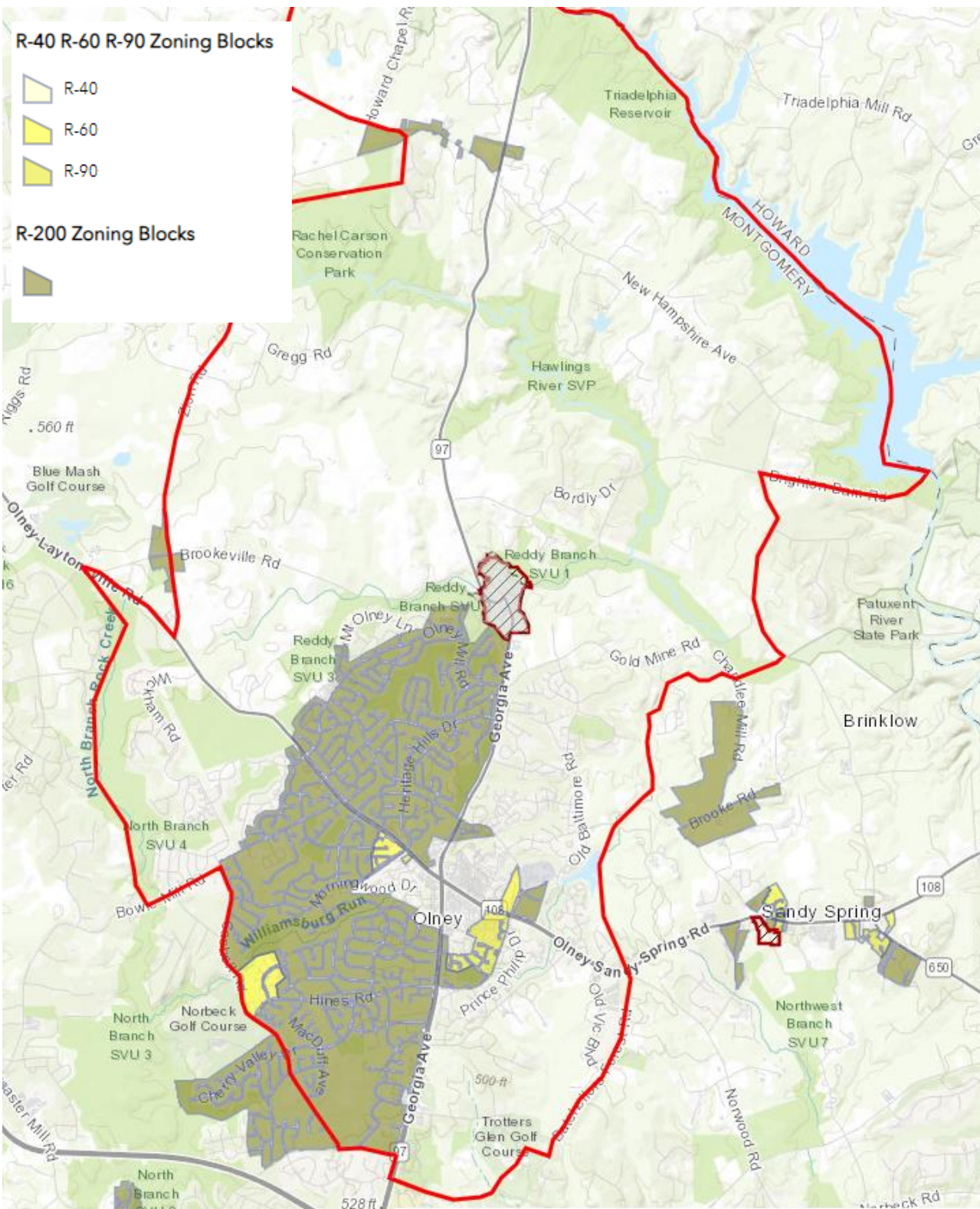
Missing Middle Housing

- A term coined by Opticos Design to describe a range of house-scale multi-unit structures that are compatible in scale with detached single-family homes.

Attainable Housing

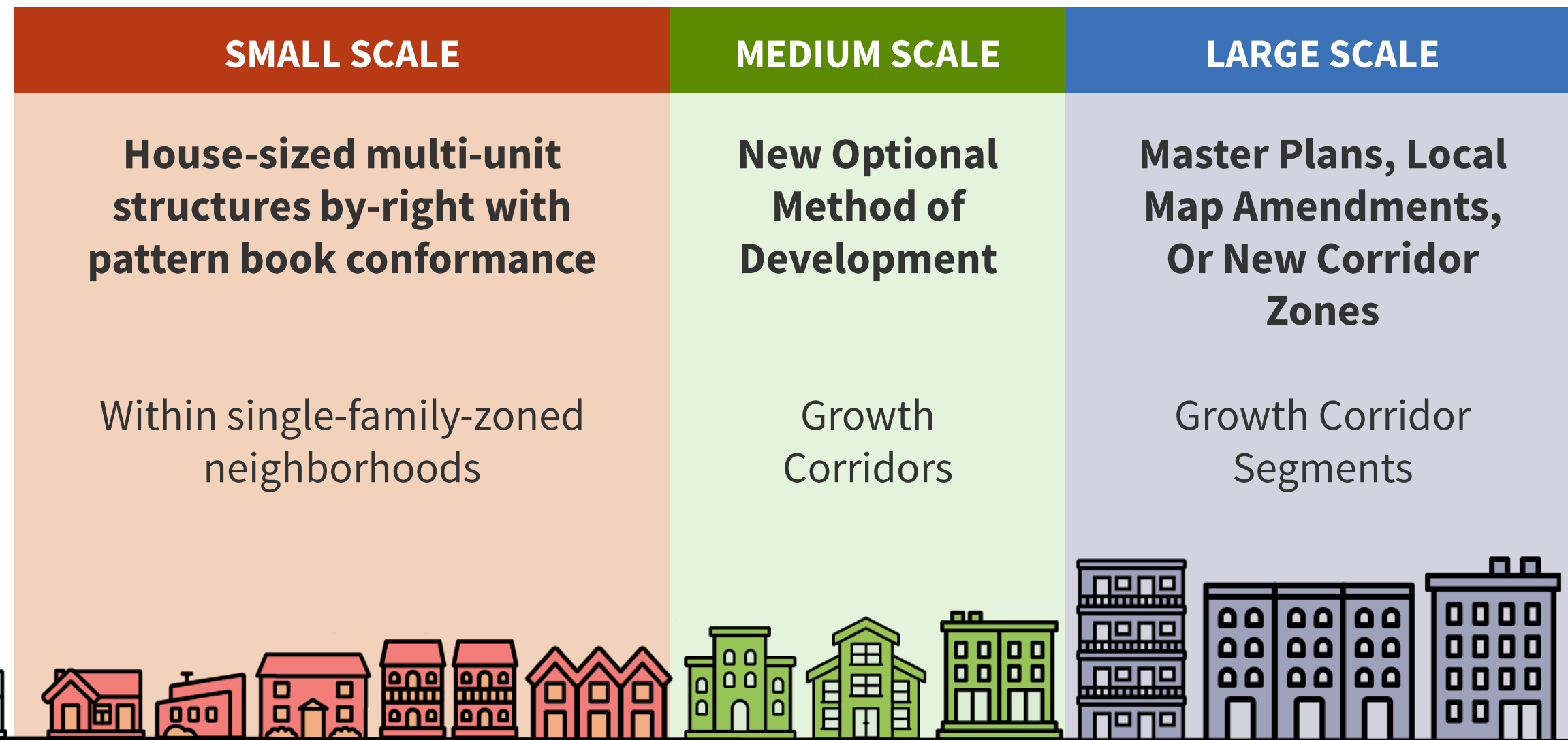
- Attainable housing offers more diverse types of housing beyond house-scale Missing Middle housing types.
- Attainable housing incorporates building types described as Missing Middle but also adds a focus on households of various incomes being able to obtain housing that is suitable for their needs.

R-40, R-60, R-90 & R-200 Zones



3

Scales Recommended Tools Geographic Targets



Small Scale

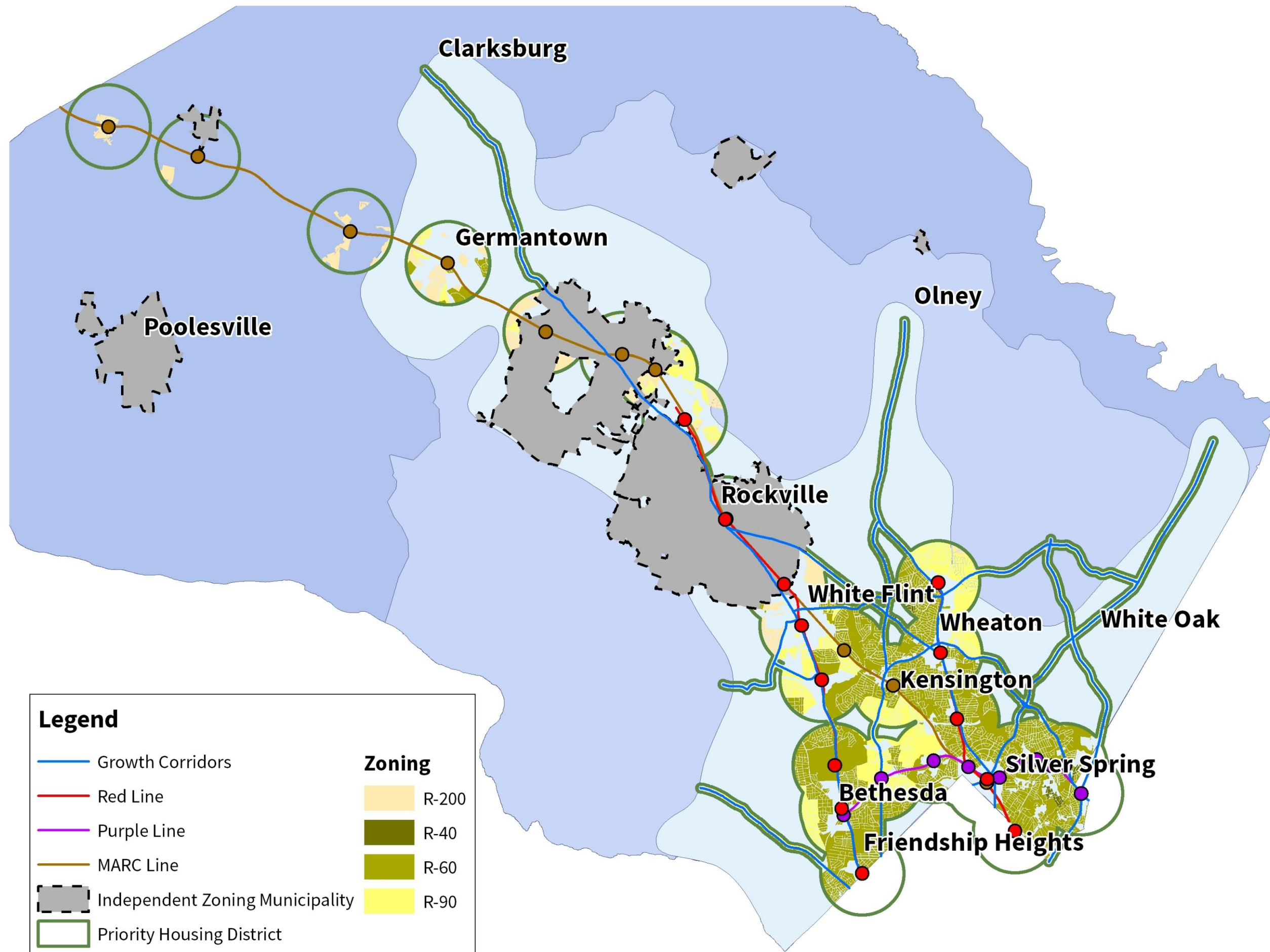


What	Where	How
<p>House-scale buildings</p> <ul style="list-style-type: none"> Duplexes, triplexes, and quadplexes that are of a similar size as existing detached houses. 1-3 stories tall. 	<p>In the R-40, R-60, and R-90 Zones</p> <ul style="list-style-type: none"> Duplexes and triplexes everywhere, quadplexes in the PHD. <p>In the R-200 Zone</p> <ul style="list-style-type: none"> Duplexes everywhere, triplexes and quadplexes in the PHD. 	<p>By-Right</p> <ul style="list-style-type: none"> On a recorded lot Building permit from DPS, checking for conformance with a Pattern Book.
<p>Standards</p> <p>Similar to Detached Houses</p> <ul style="list-style-type: none"> No changes proposed for building height, setbacks, lot coverage. Some reductions in on-site vehicle parking. 	<p>Implementation</p> <p>Zoning Text Amendment(s)</p> <ul style="list-style-type: none"> Modify use standards to allow duplexes, triplexes, and quadplexes by right with conformance to a pattern book. Modify development standards to accommodate new building types. 	

Priority Housing District

The Priority Housing District is a straight-line buffer of **1-mile** from Metrorail's Red Line, the Purple Line light rail, and MARC rail stations, plus **500 feet** from a *Thrive Montgomery 2050* Growth Corridor.

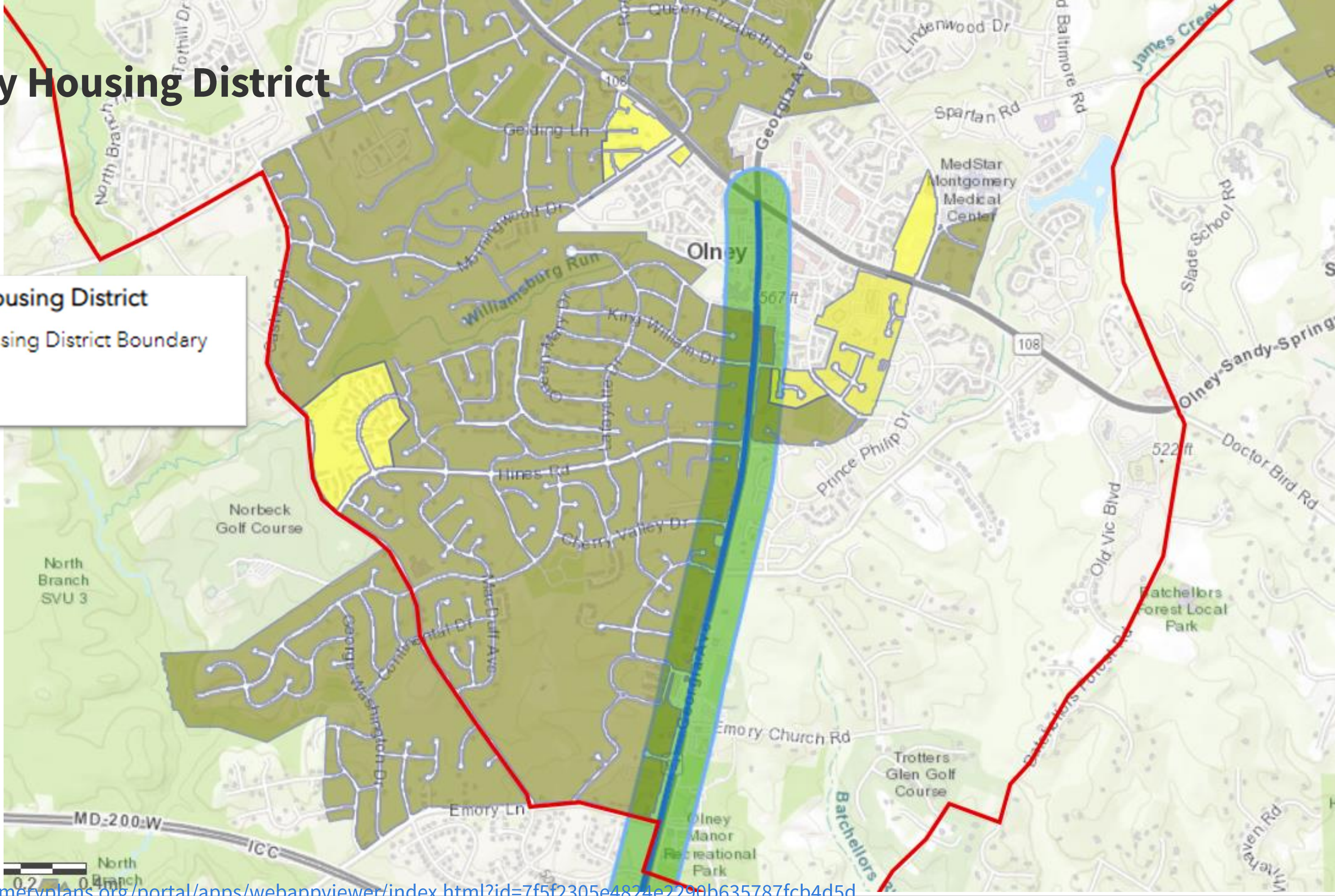

PHD reduces parking standards and allows additional unit types.



<https://montgomeryplans.org/portal/apps/webappviewer/index.html?id=7f5f2305e4824e2290b635787fcb4d5d>

GOCA Priority Housing District

Priority Housing District
Priority Housing District Boundary



<https://montgomeryplans.org/portal/apps/webappviewer/index.html?id=7f5f2305e4824e2290b635787fcb4d5d>

Medium Scale

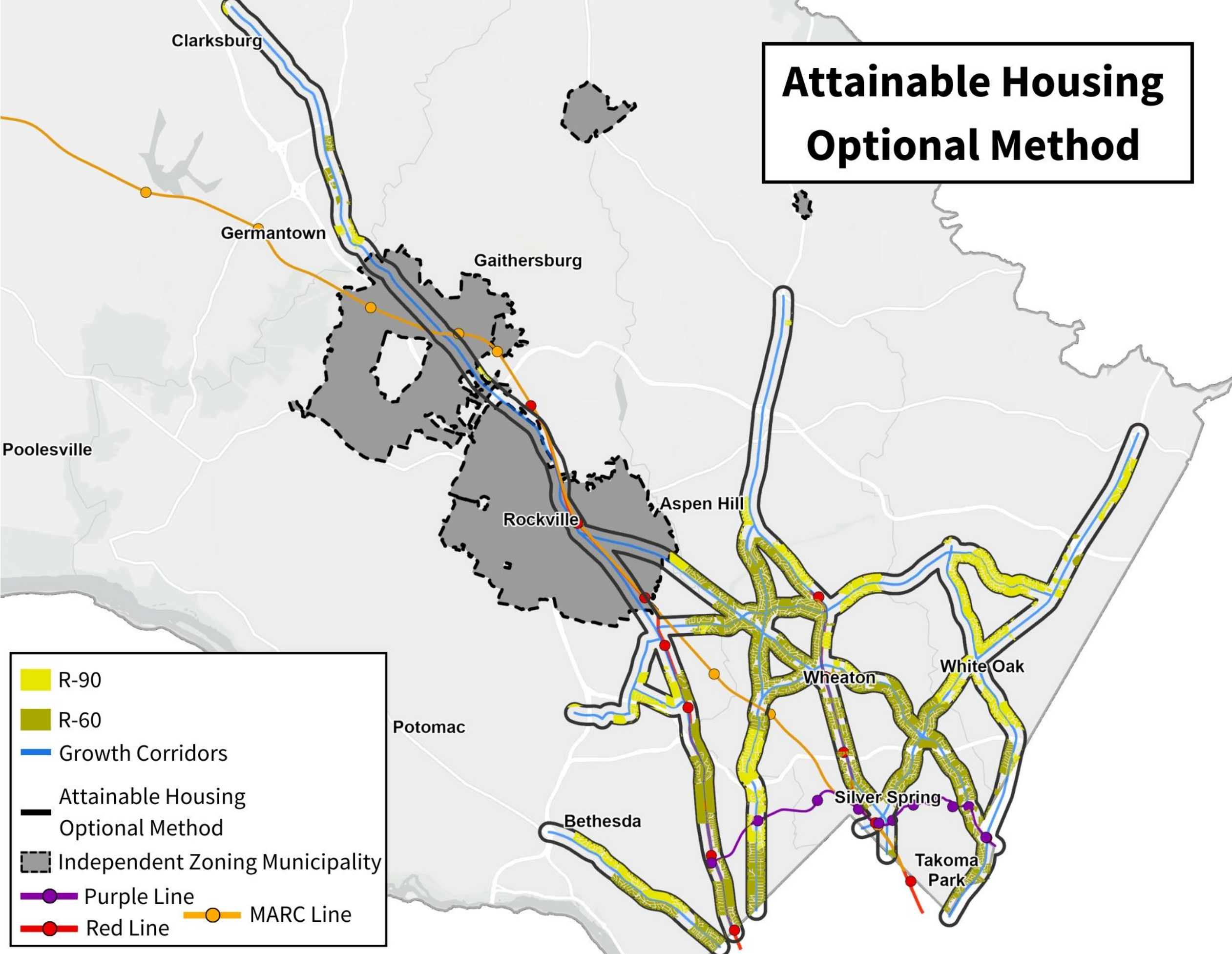


What	Where	How
<p>Moderate Density</p> <ul style="list-style-type: none"> • Townhouses, stacked flats, small apartments. • 3-4 stories tall. 	<p>In the R-60 and R-90 Zones</p> <ul style="list-style-type: none"> • Within 500 feet of a Thrive Montgomery 2050 identified Growth Corridor; or • Land identified for a residential floating zone, or for medium sale in a master plan. 	<p>Optional Method with Site Plan</p> <ul style="list-style-type: none"> • Optional methods of development allow higher density and greater flexibility in design in exchange for additional review. • New Administrative Site Plan process for projects with 19 or fewer dwelling units.
<p>Standards</p> <p>Similar to MPDU Optional Method</p> <ul style="list-style-type: none"> • Reduced setbacks, increased site coverage, requirement for public open space. 	<p>Implementation</p> <p>Zoning Text Amendment(s)</p> <ul style="list-style-type: none"> • Establish the Attainable Housing Optional Method of Development (AHOM) • Permit AHOM in the R-60 and R-90 zones within 500 feet of Growth Corridors. 	

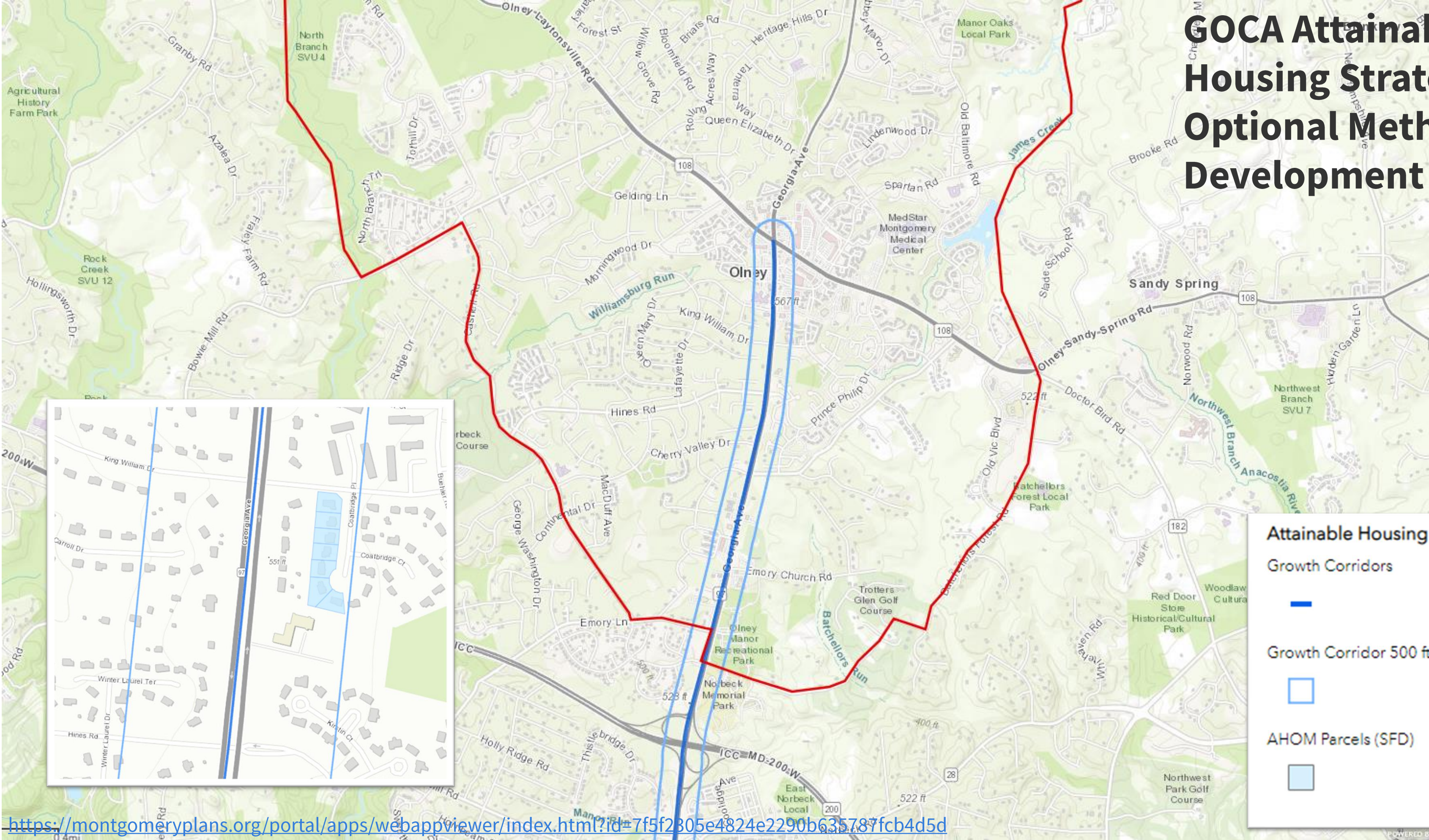
Attainable Housing Optional Method

The AHOM allows for middle density attainable housing (townhouses, small apartment buildings, and stacked flats). The intent of the AHOM is to allow greater density and development flexibility in exchange for attainability.

Properties zoned R-90 or R-60 that are within 500 feet of an identified Growth Corridor in Thrive Montgomery 2050, properties recommended for AHOM in a master plan, or properties recommended for a Residential Floating Zone through a Master Plan are eligible for the AHOM.



GOCA Attainable Housing Strategies Optional Method of Development



Attainable Housing Optional Method

- Growth Corridors
- Growth Corridor 500 ft buffer
- AHOM Parcels (SFD)

<https://montgomeryplans.org/portal/apps/webappviewer/index.html?id=7f5f2305e4824e2290b635787fcb4d5d>

Large Scale



What	Where	How
<p>Multi-Story, Multi-family</p> <ul style="list-style-type: none"> Stacked flats, townhouses, Live/work, small apartments, large apartments. 4+ stories tall. 	<p>Growth Corridors and Centers</p> <ul style="list-style-type: none"> Located along the Thrive Montgomery 2050 Growth Corridors, and in and around centers of activity. 	<p>Preliminary/Site Plan</p> <ul style="list-style-type: none"> Preliminary and Site Plan process. Same as how larger residential developments are approved today.
Standards		Implementation
<p>Underlying Zones</p> <ul style="list-style-type: none"> Follow applicable standards of the zones (Multi-Unit or CR zones). Following any recommendations from design guidelines or Overlay Zones. 		<p>Master Plans</p> <ul style="list-style-type: none"> Master Plan process to identify opportunities for more intensive residential uses. Local Map Amendments to rezone property outside of a master plan Future Corridor Floating Zones.

Parking

AHS recommends parking reductions, based on location and availability of street parking.

- Generally greater parking reductions closer to transit (inside PHD) and where street parking is available.

	Outside Priority Housing District		Inside Priority Housing District	
Zone	No Street Parking	Yes Street Parking	No Street Parking	Yes Street Parking
R-200	0	50%	50%	75%
R-90	0	50%	50%	75%
R-60	0	50%	50%	75%
R-40	0	50%	50%	75%

- Reduce parking by 50% in the R-40, R-60, R-90 and R-200 zones outside the PHD where on street parking is available, and inside the PHD where on street parking is not available.
- Reduce parking by 75% in the R-40, R-60, R-9 and R-200 zones inside the PHD where on street parking is available.

Parking Example

Duplex Example				
Zone	No Street Parking, Outside PHD	Yes Street Parking, Outside PHD	No Street Parking, Inside PHD	Yes Street Parking, Inside PHD
R-200	4	2	2	1
R-90	4	2	2	1
R-60	4	2	2	1
R-40	4	2	2	1
Triplex Example				
Zone	No Street Parking, Outside PHD	Yes Street Parking, Outside PHD	No Street Parking, Inside PHD	Yes Street Parking, Inside PHD
R-200	N/A	N/A	3	2
R-90	6	3	3	2
R-60	6	3	3	2
R-40	6	3	3	2
Quadplex Example				
Zone	No Street Parking, Outside PHD	Yes Street Parking, Outside PHD	No Street Parking, Inside PHD	Yes Street Parking, Inside PHD
R-200	N/A	N/A	4	2
R-90	N/A	N/A	4	2
R-60	N/A	N/A	4	2
R-40	N/A	N/A	4	2

Pattern Book Desired Outcomes

- Lay out a clear path for getting building permits
- One-stop resource for all requirements for building attainable housing within each zone
- Easy to use tool to review permit applications
- Facilitate production of housing that adds value to neighborhoods

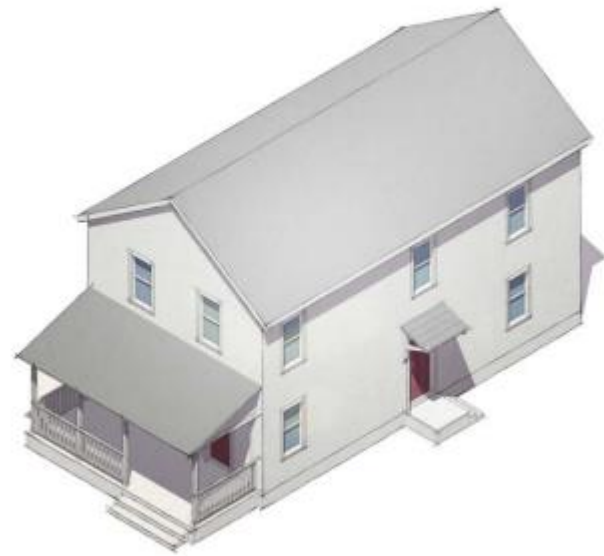


Pattern Book

The Pattern Book shall provide recommendations that clearly articulate:

The Stacked Duplex

The Stacked Duplex provides two identical 2-bedroom units that support a slight increase of density and the development on the city's most narrow infill lots with affordable housing options. The massing and elevation options fit within the scale and vernacular character of South Bend's oldest urban neighborhoods. An optional basement could provide storage or expansion of the ground floor unit.



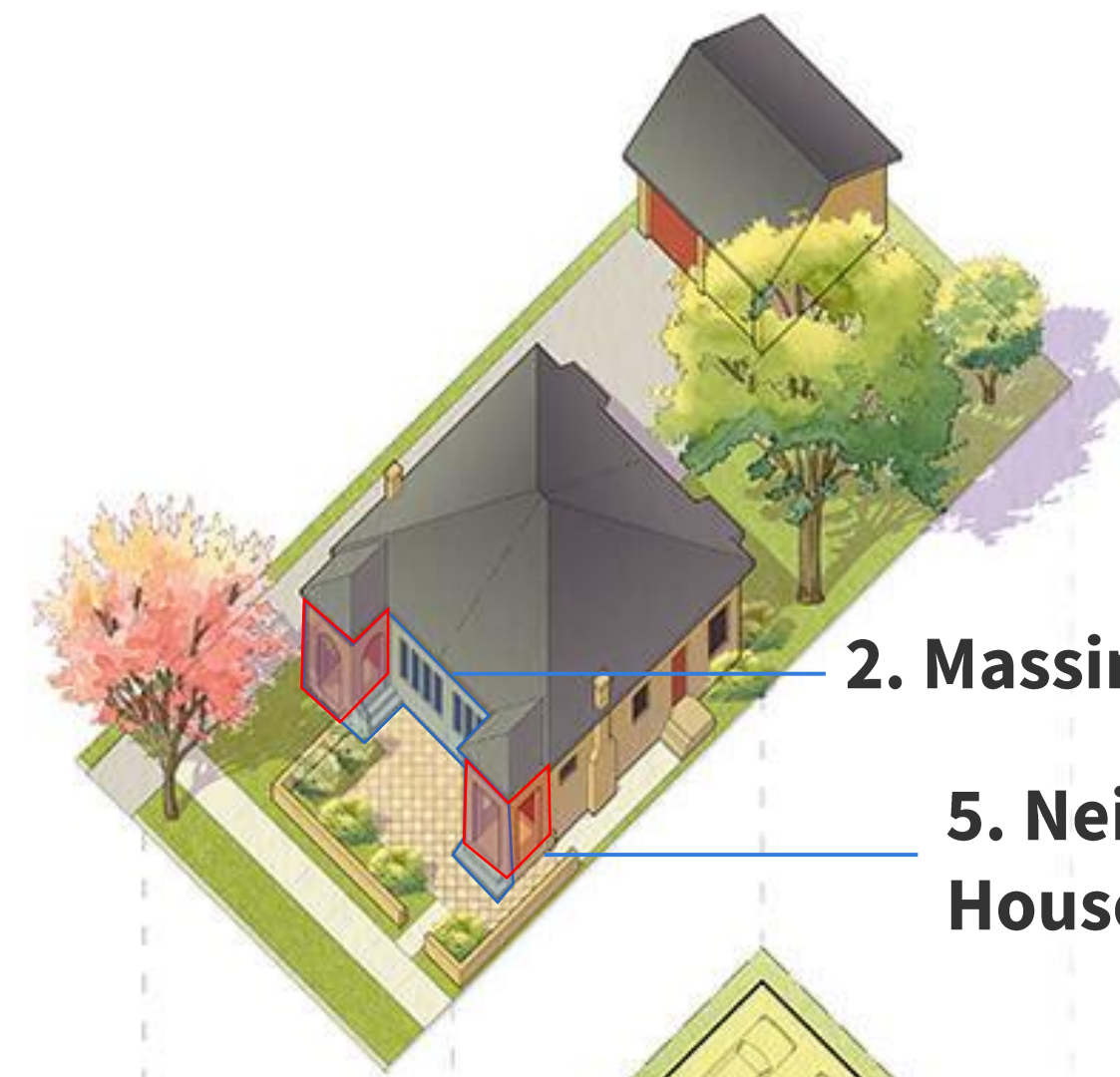
ZONING DISTRICTS ALLOWED
S1 S2 U1 U2 U3 UF NC DT

Example from the South Bend pattern book

1. Building Placement

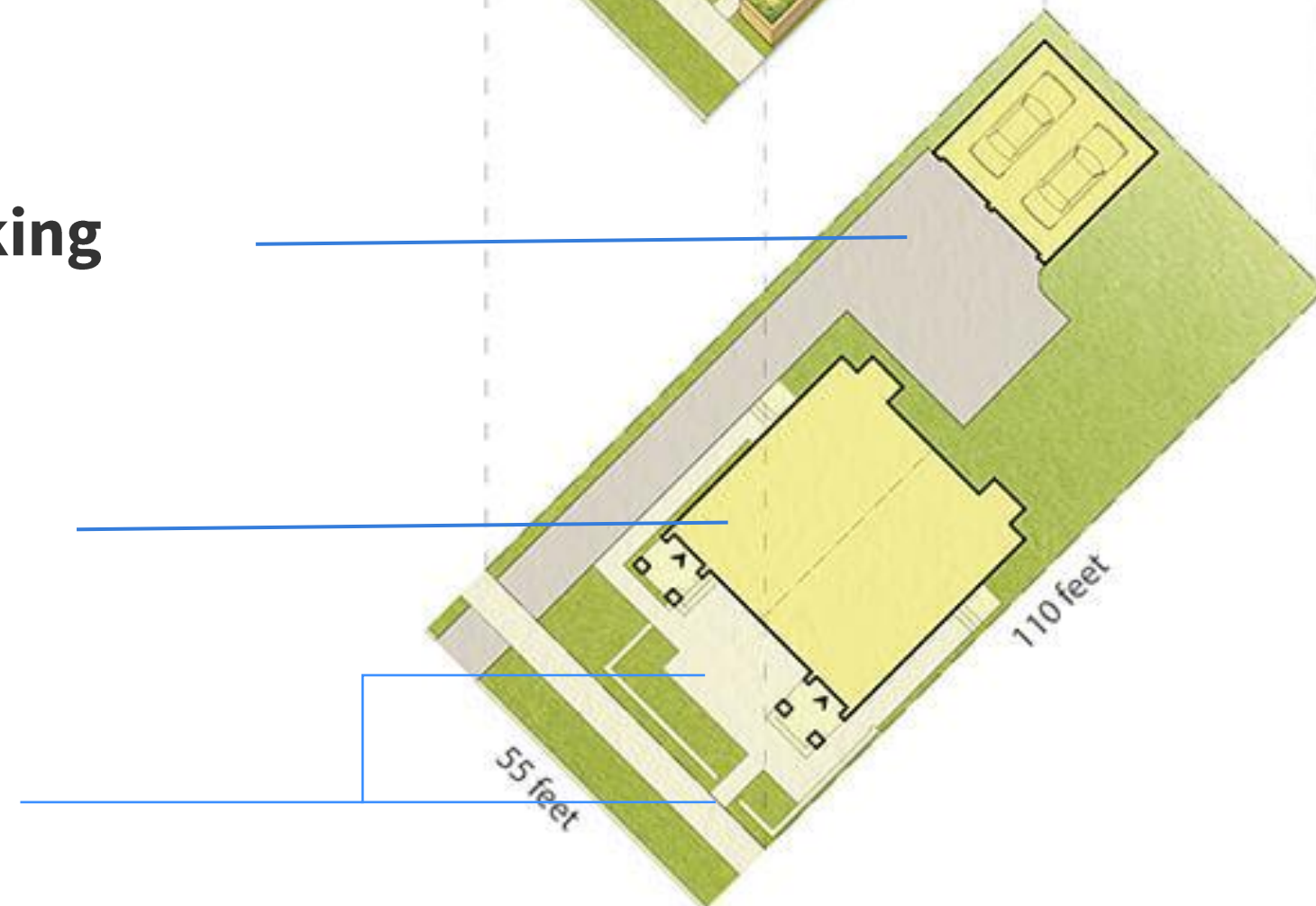
4. On-Site parking

3. Frontage design



2. Massing

5. Neighborly House Details



AHS Timeline

June 2024

The Planning Board transmitted Attainable Housing Strategies (AHS) to the County Council.

July 2024

The Planning, Housing, and Parks (PHP) Committee holds two work sessions on Attainable Housing Strategies.

Fall 2024

Planning/Council road show on Attainable Housing Strategies.

Fall 2024

AHS ZTA is introduced.

Fall 2024

Public Hearings at the Planning Board and County Council for the AHS ZTA.

Winter 2025

Committee work sessions on the AHS ZTA.



Thank you!

Montgomery County Planning Department

Website: montgomeryplanning.org

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Attainable Housing Strategies:

<https://montgomeryplanning.org/ahs/>

Lisa Govoni

**Acting Planning Supervisor/
Housing Planner**

Montgomery County Planning Department

Lisa.Govoni@montgomeryplanning.org

301-650-5624